

GENERAL NOTES:
 1. This site plan based upon topographic survey performed by A. G. Zoutewelle, P.A. dated March 19, 2004, last revised May 19, 2004.
 2. Vertical datum shown hereon based upon spot elevation taken from City of Charlotte topographic map (NAD 1983 datum, approximate).
 3. Utilities shown hereon per observation of surface indications, Charlotte-Mecklenburg Utility Department customer service maps, and surface point markings provided by NC ONECALL Utility Location Service (1-800-632-6949). There may be other utilities not shown hereon.
 4. Based upon roadway data from Mecklenburg County, City of Charlotte Engineering and FEMA, this property is NOT located within a flood fringe district.

TECHNICAL DATA SHEET

SITE DATA:

TOTAL AREA: +/- 10.5 AC (EXCLUDING OUT PARCEL FOR EXISTING BUILDING)
 CURRENT ZONING: I-1 (+/- 6.3 AC) & I-2 (+/- 4.2 AC)
 PROPOSED ZONING: I-2 (CD)

DEVELOPMENT STANDARDS:

GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE I-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

PERMITTED USES

EXCEPT AS SET FORTH BELOW, THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN A I-2 ZONING DISTRICT.

THE FOLLOWING USES WILL NOT BE ALLOWED WITHIN THE SUBJECT PROPERTY:

1. ABATTOIRS
2. ADULT ESTABLISHMENTS
3. AIRPORTS
4. ASPHALT PAVING PLANTS
5. CONSTRUCTION AND DEMOLITION LANDFILLS
6. DEMOLITION LANDFILLS AS A MAJOR SPECIAL USE PERMIT
7. FOUNDRIES
8. GUIDED MISSILES SPACE VEHICLES
9. HEAVY MANUFACTURE OF CHEMICAL MATERIALS
10. HEAVY MANUFACTURE OF ABRASIVE AND ASBESTOS PRODUCTS
11. HEAVY MANUFACTURE OF AGRICULTURE CHEMICALS
12. HEAVY MANUFACTURE OF PETROLEUM AND COAL PRODUCTS
13. HEAVY MANUFACTURE OF CHEMICAL PRODUCTS, REFINING AND PROCESSING
14. HELIPORTS AND HELISTOPS, UNLIMITED
15. HELIPORTS AND HELISTOPS, LIMITED
16. JAILS AND PRISONS
17. JUNK YARDS
18. LAND CLEARING AND DEBRIS LANDFILL
19. MANUFACTURER OF ASPHALT AND ROOF MATERIALS
20. MANUFACTURER OF MEAT PRODUCTS INCLUDING SLAUGHTERING AND DRESSING
21. MANUFACTURER OF CONCRETE CHIPS AND PLASTER PRODUCTS
22. MEDICAL WASTE DISPOSAL FACILITIES
23. NIGHT CLUBS, LOUNGES, AND BARS
24. ORDINANCE AND ACCESSORIES
25. PETROLEUM STORAGE FACILITIES WITH STORAGE CAPACITY WITH NO MORE THAN 200,000 GALLONS
26. PETROLEUM STORAGE FACILITIES WITH STORAGE CAPACITY OF MORE THAN 200,000 GALLONS
27. POWER GENERATION PLANTS
28. QUARRIES AND MINING
29. RAILROAD FREIGHT YARDS, REPAIRS SHOPS AND MARSHALLING YARDS
30. SOLID WASTE TRANSFER STATIONS
31. SANITARY LANDFILLS
32. TIRE RECAPPING AND RETREADING
33. TRUCK STOPS AND TERMINALS
34. WASTE INCINERATORS, EXCLUDING MEDICAL WASTE
35. PAPER AND ALLIED PRODUCTS.
36. FATS AND OIL PROCESS.
37. LEATHER TANNING, AND MEAT PRODUCTS INCLUDING SLAUGHTERING AND RENDERING.

BUILDING LIMITATIONS

THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH I-2 DEVELOPMENT STANDARDS OUTLINED IN ZONING ORDINANCE.

SETBACKS, SIDE YARDS, AND YARDS

ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT.

BUFFERS

1. BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304
2. BUFFER AREAS SHALL REMAIN AS OPEN SPACE.
3. PETITIONER RESERVES THE RIGHT TO INSTALL UTILITIES WITHIN BUFFER AREAS. HOWEVER, UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
4. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE BUFFER AREAS.
5. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS.
6. OUTDOOR STORAGE DIRECTLY FACING WESTINGHOUSE BLVD. SHALL BE SCREENED WITH 30' WIDE CLASS B BUFFER (20' FRONT SETBACK AND 10' BUFFER), LANDSCAPED W/ 7 TREES AND 40 SHRUBS PER 100' LINEAR FEET.

LANDSCAPED AREAS AND SCREENING

1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE SET BACK AREAS ESTABLISHED ALONG WESTINGHOUSE BLVD PLANTS, TREES AND OTHER MATERIALS IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIAL (INCLUDING REPLACEMENT OF DEAD OR DYING PLANTS AND TREES).
2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYS TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

LIGHTING

1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG WESTINGHOUSE BLVD) SHALL BE DESIGNED TO BE FULLY SHIELDED IN SUCH A WAY THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS AMON LANE AND ADJACENT PROPERTIES.
3. WALLPACKS THAT DIRECT LIGHT AWAY FROM THE BUILDING ARE NOT ALLOWED, WITH THE EXCEPTION OF DOWNLIGHT TYPE WALLPACKS.

PARKING

OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

STORM WATER MANAGEMENT

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE. STORMWATER BASINS SHALL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. DRIVEWAYS ARE SUBJECT TO REVIEW/ APPROVAL BY CDOT & NCDOT.
2. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE ANIMAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE PARKING LOTS FOR EACH OF THE ESTABLISHMENTS PLACED ON THE SITE MUST BE CONFIGURED IN SUCH FASHION AS TO ALLOW INTERNAL VEHICULAR TRAFFIC TO MOVE FROM ONE PARCEL TO ANOTHER PARCEL.

MANSOUR EDLIN CONSULTING

1515 MOCKINGBIRD LANE
 SUITE 802 CHARLOTTE, N. C. 28209
 Phone 704/672-1560
 Fax 704/672-1562

APPROVED BY CITY COUNCIL

DATE: 10/19/05

PROJECT NUMBER

DESIGN BY: ME
 APPROVED BY: ME
 DRAWN BY: AMS
 DATE: 01-15-2005

DIGITAL FILE

5
4
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1

ISSUE

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REVISION

1. PER STAFF COMMENTS 08-22-05

OWNER

MPP WESTINHOUSE, LLC.

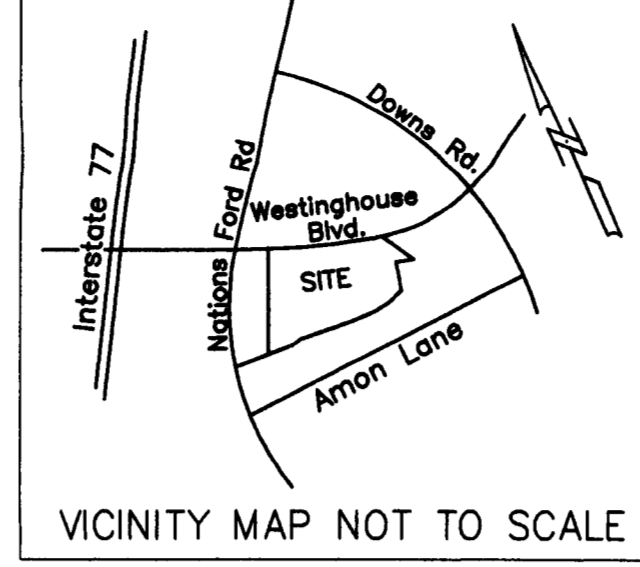
APPROVED
 OCT 18 2005
 REGISTERED

11325 NATIONS FORD ROAD
 CHARLOTTE, N.C.

TAX IDENTIFICATION NUMBER: 205-053-01

REZONING SITE PLAN

FOR PUBLIC HEARING PETITION NUMBER: 2005-118



- LEGEND**
- 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100'
 - 1/4" 1/2" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 1/2" 2 3/4" 3" 3 1/4" 3 1/2" 3 3/4" 4" 4 1/4" 4 1/2" 4 3/4" 5" 5 1/4" 5 1/2" 5 3/4" 6" 6 1/4" 6 1/2" 6 3/4" 7" 7 1/4" 7 1/2" 7 3/4" 8" 8 1/4" 8 1/2" 8 3/4" 9" 9 1/4" 9 1/2" 9 3/4" 10" 10 1/4" 10 1/2" 10 3/4" 11" 11 1/4" 11 1/2" 11 3/4" 12" 12 1/4" 12 1/2" 12 3/4" 13" 13 1/4" 13 1/2" 13 3/4" 14" 14 1/4" 14 1/2" 14 3/4" 15" 15 1/4" 15 1/2" 15 3/4" 16" 16 1/4" 16 1/2" 16 3/4" 17" 17 1/4" 17 1/2" 17 3/4" 18" 18 1/4" 18 1/2" 18 3/4" 19" 19 1/4" 19 1/2" 19 3/4" 20" 20 1/4" 20 1/2" 20 3/4" 21" 21 1/4" 21 1/2" 21 3/4" 22" 22 1/4" 22 1/2" 22 3/4" 23" 23 1/4" 23 1/2" 23 3/4" 24" 24 1/4" 24 1/2" 24 3/4" 25" 25 1/4" 25 1/2" 25 3/4" 26" 26 1/4" 26 1/2" 26 3/4" 27" 27 1/4" 27 1/2" 27 3/4" 28" 28 1/4" 28 1/2" 28 3/4" 29" 29 1/4" 29 1/2" 29 3/4" 30" 30 1/4" 30 1/2" 30 3/4" 31" 31 1/4" 31 1/2" 31 3/4" 32" 32 1/4" 32 1/2" 32 3/4" 33" 33 1/4" 33 1/2" 33 3/4" 34" 34 1/4" 34 1/2" 34 3/4" 35" 35 1/4" 35 1/2" 35 3/4" 36" 36 1/4" 36 1/2" 36 3/4" 37" 37 1/4" 37 1/2" 37 3/4" 38" 38 1/4" 38 1/2" 38 3/4" 39" 39 1/4" 39 1/2" 39 3/4" 40" 40 1/4" 40 1/2" 40 3/4" 41" 41 1/4" 41 1/2" 41 3/4" 42" 42 1/4" 42 1/2" 42 3/4" 43" 43 1/4" 43 1/2" 43 3/4" 44" 44 1/4" 44 1/2" 44 3/4" 45" 45 1/4" 45 1/2" 45 3/4" 46" 46 1/4" 46 1/2" 46 3/4" 47" 47 1/4" 47 1/2" 47 3/4" 48" 48 1/4" 48 1/2" 48 3/4" 49" 49 1/4" 49 1/2" 49 3/4" 50" 50 1/4" 50 1/2" 50 3/4" 51" 51 1/4" 51 1/2" 51 3/4" 52" 52 1/4" 52 1/2" 52 3/4" 53" 53 1/4" 53 1/2" 53 3/4" 54" 54 1/4" 54 1/2" 54 3/4" 55" 55 1/4" 55 1/2" 55 3/4" 56" 56 1/4" 56 1/2" 56 3/4" 57" 57 1/4" 57 1/2" 57 3/4" 58" 58 1/4" 58 1/2" 58 3/4" 59" 59 1/4" 59 1/2" 59 3/4" 60" 60 1/4" 60 1/2" 60 3/4" 61" 61 1/4" 61 1/2" 61 3/4" 62" 62 1/4" 62 1/2" 62 3/4" 63" 63 1/4" 63 1/2" 63 3/4" 64" 64 1/4" 64 1/2" 64 3/4" 65" 65 1/4" 65 1/2" 65 3/4" 66" 66 1/4" 66 1/2" 66 3/4" 67" 67 1/4" 67 1/2" 67 3/4" 68" 68 1/4" 68 1/2" 68 3/4" 69" 69 1/4" 69 1/2" 69 3/4" 70" 70 1/4" 70 1/2" 70 3/4" 71" 71 1/4" 71 1/2" 71 3/4" 72" 72 1/4" 72 1/2" 72 3/4" 73" 73 1/4" 73 1/2" 73 3/4" 74" 74 1/4" 74 1/2" 74 3/4" 75" 75 1/4" 75 1/2" 75 3/4" 76" 76 1/4" 76 1/2" 76 3/4" 77" 77 1/4" 77 1/2" 77 3/4" 78" 78 1/4" 78 1/2" 78 3/4" 79" 79 1/4" 79 1/2" 79 3/4" 80" 80 1/4" 80 1/2" 80 3/4" 81" 81 1/4" 81 1/2" 81 3/4" 82" 82 1/4" 82 1/2" 82 3/4" 83" 83 1/4" 83 1/2" 83 3/4" 84" 84 1/4" 84 1/2" 84 3/4" 85" 85 1/4" 85 1/2" 85 3/4" 86" 86 1/4" 86 1/2" 86 3/4" 87" 87 1/4" 87 1/2" 87 3/4" 88" 88 1/4" 88 1/2" 88 3/4" 89" 89 1/4" 89 1/2" 89 3/4" 90" 90 1/4" 90 1/2" 90 3/4" 91" 91 1/4" 91 1/2" 91 3/4" 92" 92 1/4" 92 1/2" 92 3/4" 93" 93 1/4" 93 1/2" 93 3/4" 94" 94 1/4" 94 1/2" 94 3/4" 95" 95 1/4" 95 1/2" 95 3/4" 96" 96 1/4" 96 1/2" 96 3/4" 97" 97 1/4" 97 1/2" 97 3/4" 98" 98 1/4" 98 1/2" 98 3/4" 99" 99 1/4" 99 1/2" 99 3/4" 100'

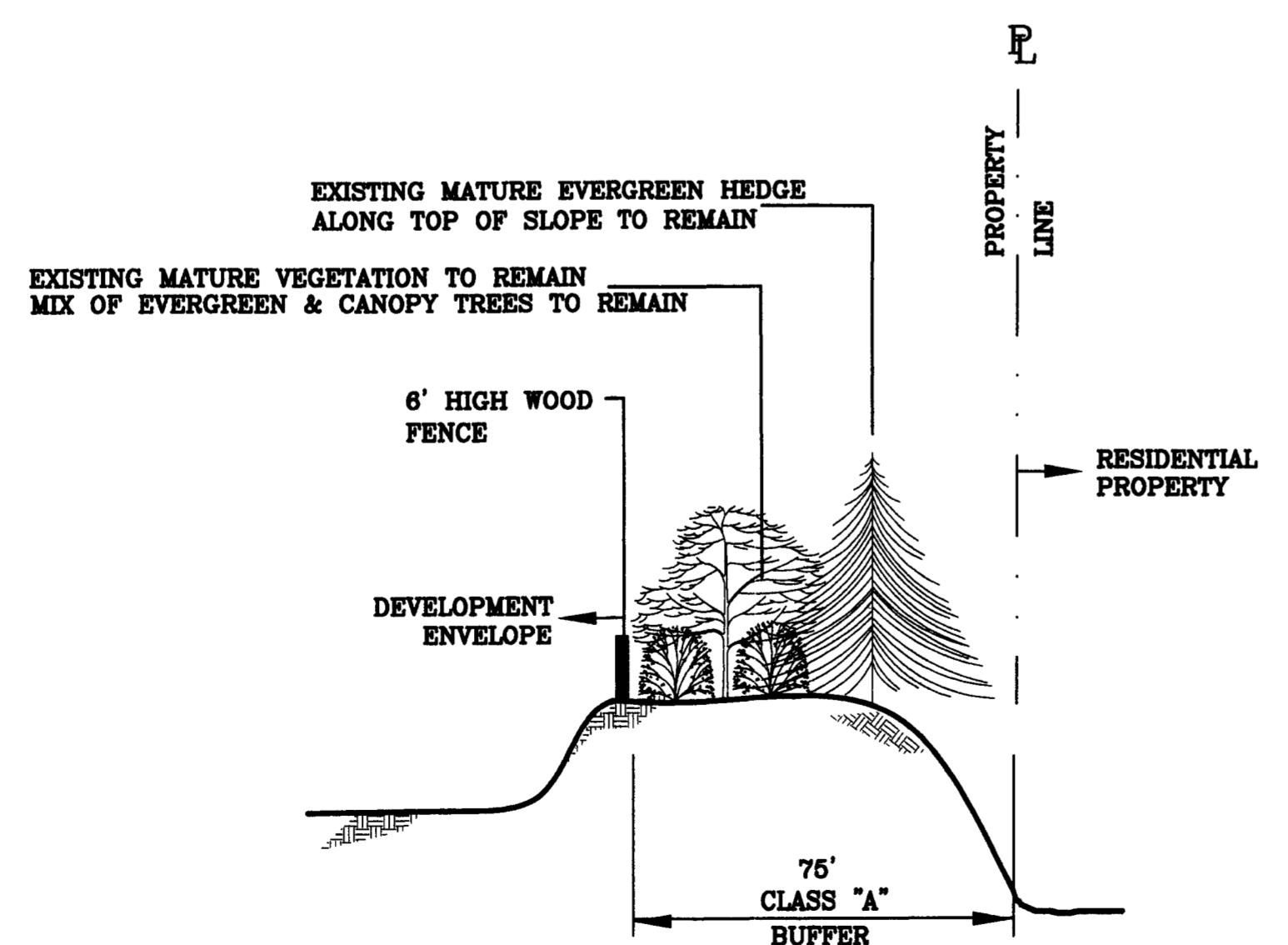
1.9 ACRE 75' CLASS 'A' UNDISTURBED BUFFER TREE SAVE AREA

75' CLASS 'A' BUFFER SEE DETAIL

DRIVEWAY #2 SHALL BE AT LEAST 550 FEET FROM THE EXISTING STOP BAR ON WESTINGHOUSE BOULEVARD AT THE WESTINGHOUSE/ NATIONS FORD SIGNALIZED INTERSECTION.

OUTDOOR STORAGE DIRECTLY FACING WESTINGHOUSE BLVD. SHALL BE SCREENED WITH 30' WIDE CLASS B BUFFER (20' FRONT SETBACK AND 10' BUFFER), LANDSCAPED W/ 7 TREES AND 40 SHRUBS PER 100' LINEAR FEET.

A.G. ZOUTEWELLE SURVEYORS
 1418 East 7th St. Charlotte, NC 28204
 Phone 704-372-6444 Fax 704-372-6668



FENCE DETAIL
 NOTE: BUFFER FENCE SHALL BE 6' HIGH OF WOOD AND PLANK CONSTRUCTION. NO MORE THAN 25% OF FENCE SHALL BE OPEN AND FINISH SIDE OF FENCE MUST FACE ABUTTING PROPERTY

75' CLASS "A" BUFFER

ALONG SINGLE AND MULTI-FAMILY HOMES

LEGEND

- 75' WIDE CLASS "A" BUFFER
- AREA TO BE REZONED FROM I-1 TO I-2 (CD) +/- 6.3 AC
- AREA TO BE REZONED FROM I-2 TO I-2 (CD) +/- 4.2 AC
- ACCESS POINT
- LIMIT OF PROPERTY TO BE ZONED

